



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE
FINAL AGENDA
THURSDAY, JUNE 15, 2017**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.	PUBLIC COMMENT Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. ES</p>	<p>VARIANCE (PLN17-00135) SINDEL CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Stan Sindel for the approval of a Variance to allow for a reduced front setback (west property line) to 65 feet, where normally 80 feet would be required, and a reduced side setback (north property line) to 15 feet where normally 30 would be required to allow for a rebuild of a single-family dwelling. The subject property, Assessor's Parcel Number 101-150-069-000 and 101-150-025-000, comprises approximately 3.10 acres and 3 acres, are currently zoned F-B-43 PD = 1. (Farm, combining minimum Building Site of 43,560 square feet (or 1 acre min) and a Planned Development of 1 dwelling unit per acre) and are located at 22850 Canyon Way, in the Colfax area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15305(a) of the California Environmental Quality Act Guidelines and Section 18.36.070 (A.1) of the Placer County Environmental Review Ordinance (Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Emily Setzer, can be reached by phone at (530) 745-3067 or by e-mail at ESetzer@placer.ca.gov.</p>
<p>9:10 a.m. KKC</p>	<p>VARIANCE (PLN17-00052) BAST CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY)</p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Mike Mix with Mountain West, LLC on behalf of the property owner, Harlan and Sheryl Bast for the approval of a Variance to allow a new home to be located 30 feet from the edge of easement of Miller Oak Drive where 50 feet is normally allowed and 25 feet from the south side property line where 30 feet is normally allowed on APN 051-020-005-000 (10995 Joeger Road), and to allow a new home to be located 46 feet from the edge of easement of Miller Oak Drive where 50 feet is normally allowed and 22 feet from the rear (south) property line where 30 feet is normally allowed on APN 051-020-033-000 (10999 Joeger Road). The subject property, Assessor's Parcel Number 051-020-005-000 and 051-020-033-000, comprises approximately 0.435 acres and 0.577 acres, are currently zoned F AO 4.6 AC. MIN. (Farm, combining Airport Overflight, and a combining minimum Building Site of 4.6 acres) and are located at 10995 and 10999 Joeger Road, in the Auburn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303 of the CEQA Guidelines and Section 18.36.050 of the Placer County Environmental Review Ordinance (Class 3 – New Construction of Small Structures). The Planning Services Division contact, Kally Keding-Cecil, can be reached by phone at (530) 745-3034 or by e-mail at KKedinge@placer.ca.gov</p>

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND
RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE**

<p>9:20 a.m. MJ</p>	<p>MINOR LAND DIVISION EXTENSION OF TIME (PMLD-76072) HUTCHENS CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 4 (UHLER) Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from property owner, T. William Hutchens & Mary Joann Hutchens, Trustees of The Hutchens Living Trust, for the approval of an Extension of Time for a Minor Land Division that was originally approved on February 20, 2010 and would expire on February 20, 2017. The Minor Land Division involves the subdivision of an approximately 13.13 acre parcel into two lots consisting of 4.8 acres 8.3 acres. The subject property, Assessor's Parcel Number 035-111-020-000 is currently zoned RA-B-X 4.6 AC. MIN. (Residential Agriculture, combining minimum Building Site of 4.6 acres) and is located at 7285 Oak Pine Lane, in the Granite Bay area. The Parcel Review Committee will also consider a finding of Categorical Exemption in accordance with Section 15315 of the CEQA Guidelines and Section 18.36.170 of the Placer County Environmental Review Ordinance (Class 15 – Minor land divisions). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by e-mail at Mjackson@placer.ca.gov..</p>
<p>9:30 a.m. MJ</p>	<p>MINOR LAND DIVISION (PLN16-00032) COLLINS MITIGATED NEGATIVE DECLARATION SUPERVISORIAL DISTRICT 2 (WEYGANDT) Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from property owners, Christian and Donelle Collins for the approval of a Minor Land Division to subdivide an approximately 20 acre parcel into two parcels consisting of ten acres each. Parking will be provided onsite. The subject property, Assessor's Parcel Number 031-020-053-000 is currently zoned F-B-X 10 AC. MIN. (Farm, combining minimum Building Site designation of 10 acres) and is located at 3315 Fruitvale Road, approximately 2.5 miles from the intersection of Gold Hill Road and Fruitvale Road in the Lincoln area. The Parcel Review Committee Chairman will also consider adoption of a Mitigated Negative Declaration prepared for the project pursuant to CEQA. The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by e-mail at Mjackson@placer.ca.gov.</p>
<p>9:40 a.m. PRC</p>	<p>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00136) GRIFFEN & WINCHESTER CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 058-020-089-000 AND 058-020-064-000 to reconfigure the subject parcel. The property is zoned RA-B-X 5 AC. MIN. PD = 0.39 (Residential Agriculture, combining minimum Building Site of 5 acres and a Planned Development</p>

	of 0.39 dwelling units per acre) and is located at 1408 Lodge View Drive in the Meadow Vista area.
9:41 a.m. PRC	MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00126) RADIN / CRAMER REVOCABLE TRUST CATEGORICAL EXEMPTION SUPERVISORIAL DISTRICT 5 (MONTGOMERY) Minor Boundary Line Adjustment on Assessor's Parcel Numbers 095-130-007-000 AND 095-140-001-000 AND 095-140-002-000 to reconfigure the subject parcels. The property is zoned Recreation and is located at 1615 River Road in the Tahoe City area.